096.0	0006	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,096,800	/	1,096,800
USE VALUE:	1,096,800	/	1,096,800
ASSESSED:	1,096,800	/	1,096,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY NEIL A /JULIA M
Owner 2:	
Owner 3:	
Street 1:	35 HODGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ACKERMAN LUCILLE E -
Owner 2:	-
Street 1:	35 HODGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,734 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Wood Shingle Exterior and 2449 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8734.000	619,400		477,400	1,096,800
Total Card	0.201	619,400		477,400	1,096,800
Total Parcel	0.201	619,400		477,400	1,096,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.86 | /Parcel: 447.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	63166
GIS Ref	
GIS Ref	
Insp Date	10/02/18

!7892!

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0006-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	619,500	0	8,734.	477,400	1,096,900	1,096,900	Year End Roll	12/18/2019
2019	101	FV	465,200	0	8,734.	477,400	942,600	942,600	Year End Roll	1/3/2019
2018	101	FV	444,700	0	8,734.	409,200	853,900	853,900	Year End Roll	12/20/2017
2017	101	FV	444,700	0	8,734.	381,900	826,600	826,600	Year End Roll	1/3/2017
2016	101	FV	444,700	0	8,734.	327,400	772,100	772,100	Year End	1/4/2016
2015	101	FV	427,700	0	8,734.	293,300	721,000	721,000	Year End Roll	12/11/2014
2014	101	FV	427,700	0	8,734.	271,400	699,100	699,100	Year End Roll	12/16/2013
2013	101	FV	392,800	0	8,734.	258,800	651,600	651,600		12/13/2012

PRINT

Date	Time
12/10/20	22:29:36

LAST REV

Date	Time
12/26/19	10:02:30
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7892

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ACKERMAN LUCILL	39768-75		7/1/2003		643,000	No	No		
ACKERMAN LUCILL	8948-179		7/27/2000	Family		No	No	4	
	8948-179		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2012	490	Renovate	96,050					renovations per pl
3/30/2012	297	Redo Bat	11,900					
3/8/2006	151	Manual	6,000					create finish stor
3/30/2005	217	Re-Roof	10,375	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	Meas/Inspect	CC	Chris C
6/12/2013	Info Fm Prmt	BR	B Rossignol
5/9/2012	Info Fm Prmt	MM	Mary M
6/4/2009	Measured	189	PATRIOT
11/3/2005	Fieldrev-Chg	BR	B Rossignol
10/6/2003	MLS	MM	Mary M
11/16/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63166
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8734		Sq. Ft.	Site		0	70.	0.78	4									477,414						477,400	

Total AC/HA: 0.20051 | Total SF/SM: 8734 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 477,414 | Spl Credit | Total: 477,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07874632
Const Adj.:	0.99732530
Adj $ / SQ:	134.483
Other Features:	107359
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649290
Depreciation:	29867
Depreciated Total:	619422

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

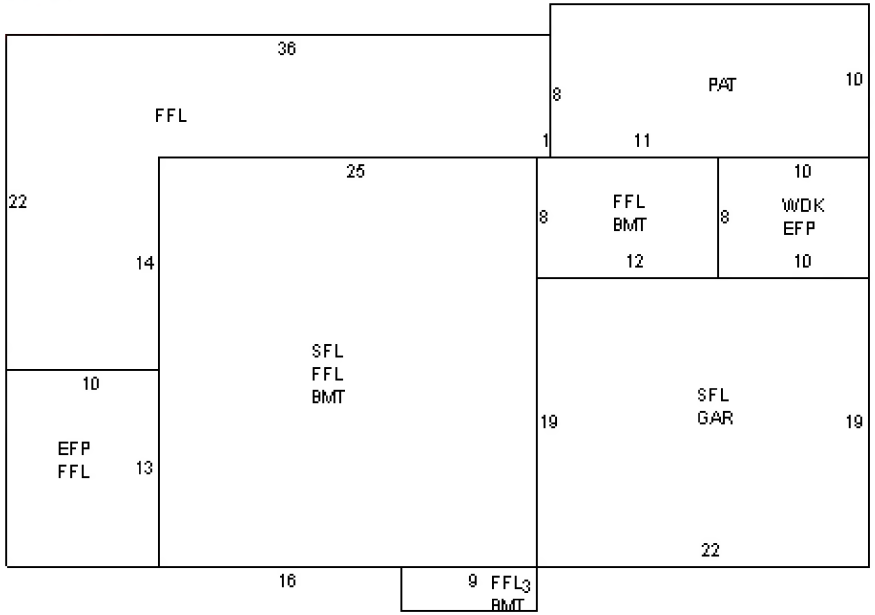
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.86
Special Features:	0	Val/Su Net:	148.72
Final Total:	619400	Val/Su SzAd	252.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,356	134.480	182,358
SFL	Second Floor	1,093	134.480	146,990
BMT	Basement	798	40.340	32,195
GAR	Garage	418	20.920	8,747
EFP	Enclos Porch	210	40.080	8,417
PAT	Patio	210	4.020	845
WDK	Deck	80	15.960	1,277
	Net Sketched Area:	4,165	Total:	380,829
Size Ad	2449	Gross Are	4165	FinArea 2449

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

096.0-0006-0004.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	